

HAMPTON PLANNING BOARD

MINUTES

April 1, 2015 – 7:00 p.m.

PRESENT: Brendan McNamara, Chairman
Fran McMahon, Vice Chairman
Ann Carnaby, Clerk
Keith Lessard
Tracy Emerick
James Waddell, Selectmen Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT:

I. CALL TO ORDER

Mr. Bachand began the meeting at 7:00 p.m. and asked for a moment of silence in memory of Maury Friedman, who passed away last week. He then introduced the Board members and led the Pledge of Allegiance to the flag.

II. ELECTION OF OFFICERS

MOTION by Mr. Emerick to nominate Brendan McNamara as Chairman.

SECOND by Mr. McMahon.

Mr. McNamara accepted.

No other nominations were presented.

VOTE: 5 – 0 – 1 (McNamara)

MOTION PASSED.

MOTION by Mr. Emerick to nominate Ann Carnaby as Clerk.

SECOND by Mr. Lessard.

Ms. Carnaby accepted.

No other nominations were presented.

VOTE: 5 – 0 – 1 (Carnaby)

MOTION PASSED.

MOTION by Mr. Lessard to nominate Fran McMahon as Vice Chairman.

SECOND by Ms. Carnaby.

Mr. McMahon accepted.

No other nominations were presented.

VOTE: 5 – 0 – 1 (McMahon)

MOTION PASSED.

III. ATTENDING TO BE HEARD

- Change of Use –3 High Street–Retail Gift Shop to Coffee House

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Heide Conlin and Jennifer Blankenship, the owners, appeared. Ms. Conlin said they will be buying coffee from Speedwell Coffee Co. They will be making fresh coffee and offering fresh pastries. They want to be open from 6:00 a.m. to 2:00 p.m. No eggs; no cooking. They are looking at bagels also. They want to be closed on Sundays. Mr. McNamara asked about tables. Ms. Blankenship said there are having a couple of lounge chairs (about a dozen or so). They are catering more to the take-out customer.

MOTION by Mr. Lessard to grant the change of use.

SECOND by Mr. Emerick.

VOTE: 6 – 0 – 0

MOTION PASSED.

- Change of Use – 868 Lafayette Road – Scuba Shop to Nail Salon

Tommy Phan and Raymond Phan appeared. They want to have a nail and spa business; manicures and pedicures. They would be open from 9:30 a.m. until 7:00 p.m.; Sundays off. This is a new location. Ms. Carnaby asked if they have other establishments in the area and they stated “no”. They plan to have about eight employees.

Mr. Lessard would like interior pictures to be provided with the application.

MOTION by Mr. Lessard to grant the application along with the stipulation to have the basic floor plan of the inside of the business provided to the Planning Office.

SECOND by Mr. Emerick.

VOTE: 6 – 0 – 0

MOTION PASSED.

IV. NEW PUBLIC HEARINGS

Mr. McNamara announced that if anyone in the audience was there for the Ashworth Avenue application, that the applicant is requesting it to be continued until June.

15-009 120 Glade Path

Map: 262 Lot: 4

Applicants: Cynthia and Kevin Perrault

Owner of Record: Same

Special Permit to Impact Wetlands: Construction of dock that is 150 feet long, which includes a 118 foot pier, a 24 foot long ramp and a 10' x 20' float. (Prior SP Extension Expired 2009).

Mr. and Mrs. Perrault appeared. They are looking for an extension for the permit for the dock. There is about a 4'-6' section they are dealing with. Mr. McNamara asked if they have the letter from the Conservation Commission letter and they stated “yes”. Mr. Lessard asked about their address, where they go up Patricia Street. Each side of the road is a different name per the Perraults.

Ms. Perrault said they had one approval and that the whole wall in front of their property was caving in. They put rocks in. They also went for a permit to the dock at the same time.

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James Hart lives at 124 Glade Path. There is a sandbar washing out of the creek. If the sandbar continues to grow, it could cause problems later--even for the applicants. Mr. Emerick said we (Town) are out of the game because of the mean high tide line.

Mr. Bachand spoke with Ms. Dionne (Conservation Coordinator) about this application. It was approved in 2009 and there have been two extensions. They are not eligible for further extensions. The dock design hasn't changed. He recommends approval along with the March 25th Conservation Commission recommendations.

MOTION by Mr. Emerick grant the Special Permit along with the stipulations contained in the Conservation Commission letter dated March 25, 2015.

SECOND by Mr. McMahon.

VOTE: 6 – 0 - 0.

MOTION PASSED.

*** NOTE: THE APPLICANT IS SEEKING TO CONTINUE TO JUNE 3, 2015**

15-010 144 Ashworth Avenue

Map: 293 Lot: 66

Applicant: Zoo Property Management

Owner of Record: Zoo Property Management

Site Plan: Addition to existing structure for storage space for existing business and addition of two residential apartments.

Waiver Request: Section V.E. Detailed Plan.

MOVED by Mr. Emerick to continue the application to the June 3, 2015 meeting.

SECOND by Mr. McMahon.

VOTE: 6 – 0 - 0

MOTION PASSED.

IV. PUBLIC HEARINGS

V. CONTINUED PUBLIC HEARINGS

VI. CONSIDERATION OF MINUTES of March 18, 2015

MOVED by Mr. Lessard to approve the March 18th Minutes.

SECOND by Mr. Emerick.

VOTE: 5 – 0 – 1 (Waddell).

MOTION PASSED.

VII. CORRESPONDENCE

Mr. Bachand handed out RPC draft Master Plan information. He noted that the hearing is at the North Hampton Town Hall, 6:30 p.m. on Wednesday the 8th.

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Mr. McMahon said there is a Route One corridor study document as well. Ms. Carnaby noted that it is the Coastal By-way study document that has just come out in final draft form. Official copies are not available yet. The Planning Office will share that as soon as it comes out per Ms. Carnaby. Ms. Carnaby said there should be a public meeting when it does come out; possibly at the beach.

VII. OTHER BUSINESS

- Planning Board Alternates

MOTION by Mr. Emerick to appoint Mark Olson as the new Planning Board member to fill in for the vacated position created by Mr. Friedman. His term will expire in March of next year.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

Mr. Olson will need to be sworn in before the next meeting.

Mr. Bachand said we have two re-appointments; Anthony Ciolfi and Tom Higgins. They are both for three year terms.

MOVED by Mr. Emerick to re-appoint both Anthony Ciolfi and Thomas Higgins.

SECOND by Mr. McMahon.

VOTE: 6 – 0 – 0

MOTION PASSED.

Mr. Bachand said we put a request on the website for more alternates. We have one letter; we have two openings. Bill Bilodeau's term expired. We have the remainder of Mr. Friedman's term as an alternate, which is one more year. We have three alternates now. Mr. McMahon said that amount is adequate. Mr. McMahon said it gets complicated if we have too many alternates. Mr. McNamara wants a smaller pool.

Ms. Carnaby said alternates should be made to feel welcome to come to the meetings. Mr. McMahon said leave it at three; if we need more, we can re-visit this in six months.

Mr. Bachand brought up 19 Cole Street. A request for a one-year extension was asked for. It is an item that there are already condo documents. It just needs the plan.

MOTION by Mr. Lessard to grant a one-year extension.

SECOND by Mr. Emerick.

VOTE: 6 – 0 – 0

MOTION PASSED.

Mr. Bachand stated that we received the RPC invoice; it is \$11,990. We will be paying that soon.

Mr. Bachand noted that Rusty Bridle provided his goals and objectives to the Planning Office. The BOS have asked all Department Heads to attend a meeting on Tuesday at 7:15. Mr. Waddell would like feedback from the Department Heads on the direction they want to see the

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Select Board take, i.e. where the Select Board should be going for the year. It gives everyone direction. Mr. Bachand will attend and he will report back to the Planning Board. Mr. Bachand will draft goals and objectives. It is open to everyone. Mr. Waddell said he thinks it should be televised.

VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Ms. Carnaby.

Vote: 6 – 0 – 0

MOTION PASSED.

Adjourned: 7:28 p.m.

Respectfully submitted,
Laurie Olivier, Office Manager/Planning

****PLEASE NOTE****

**ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.
MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**